
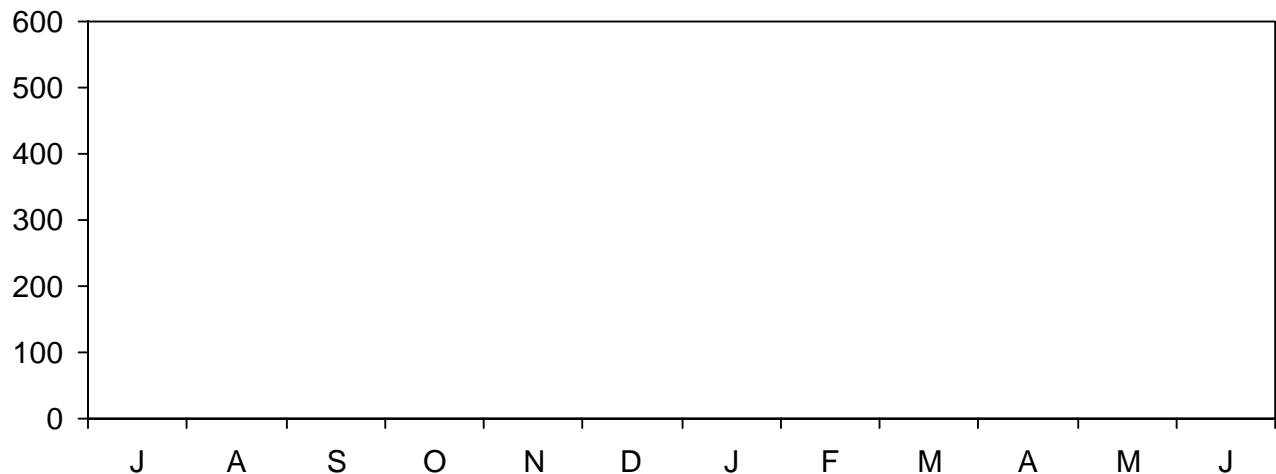


# Development Services

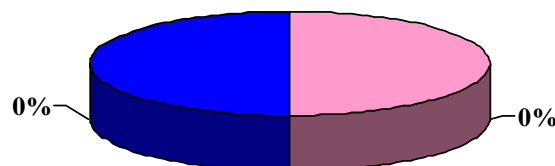
**Lionel Lyons, Director**  
lionel.lyons@phoenix.gov

<p><b>Program Goal</b></p> <p>The Development Services Department manages the development approval process to assure safe buildings and compatible site improvements that enhance the urban environment and promote economic vitality.</p>	<p><b>Key Services</b></p> <p>Plan Reviews, Inspections</p>	 <p>Phone: (602) 262-7811</p>
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**Average Total Cycle Time for Large Commercial Projects  
(From Pre-Application Meeting to Building Permit Issuance)  
FY 03/04 DAYS**



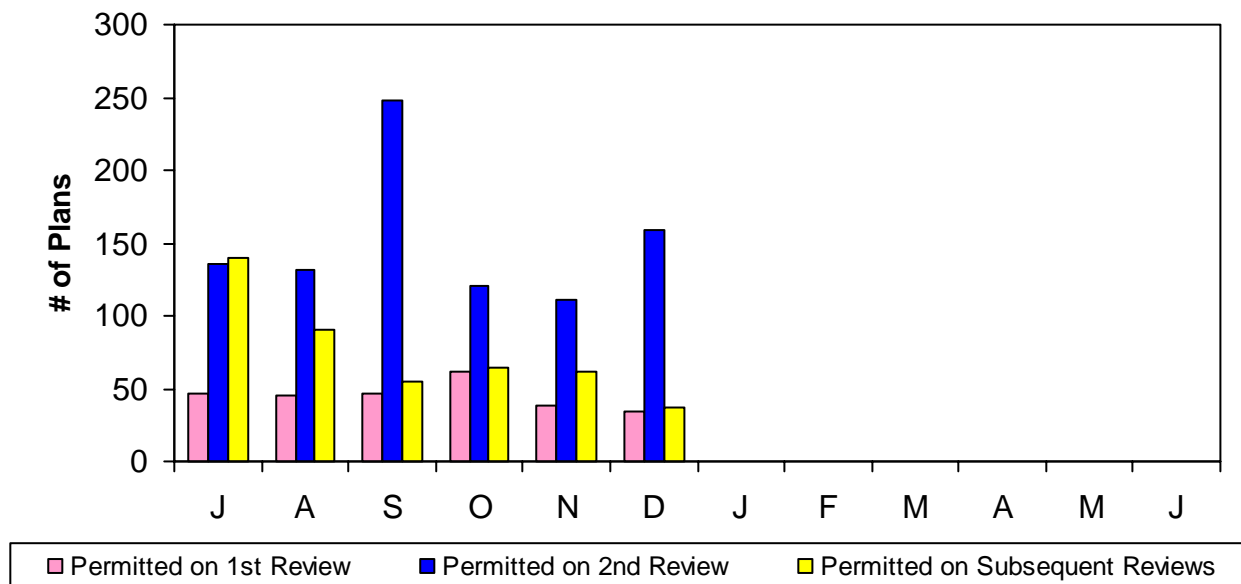
**Large Commercial Cycle Time  
Review / Correction Percentage  
December 2004**



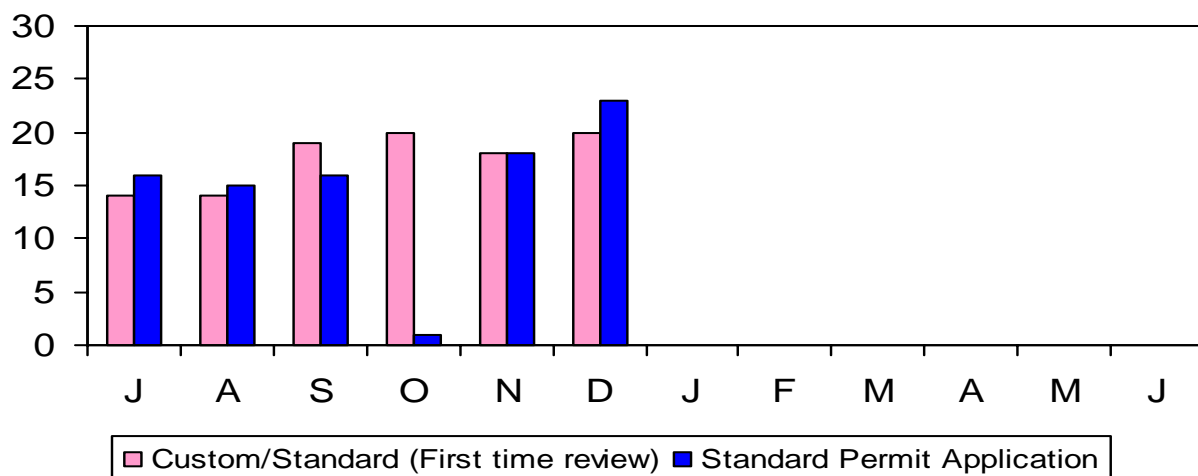
Customer Correction % of Total Cycle Time  
City Plan Review % of Total Cycle Time

## Development Services — continued

## Commercial Building Plans

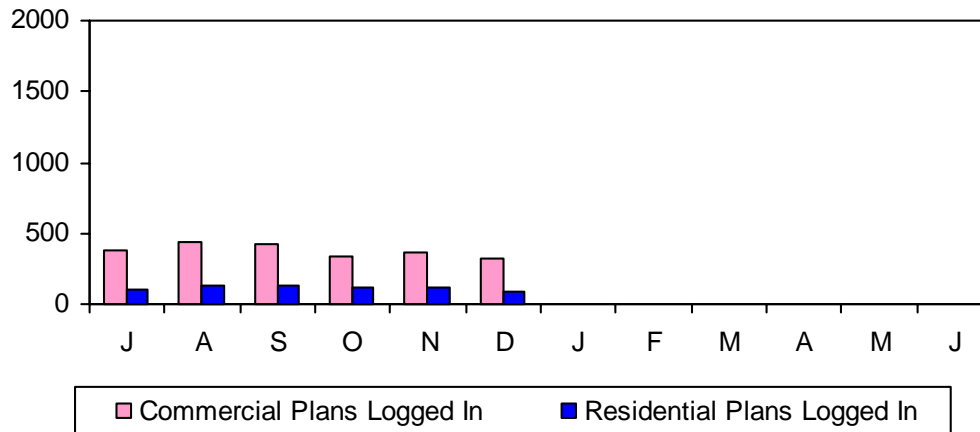


## Average Number of Days to Complete Residential Building Plan Reviews

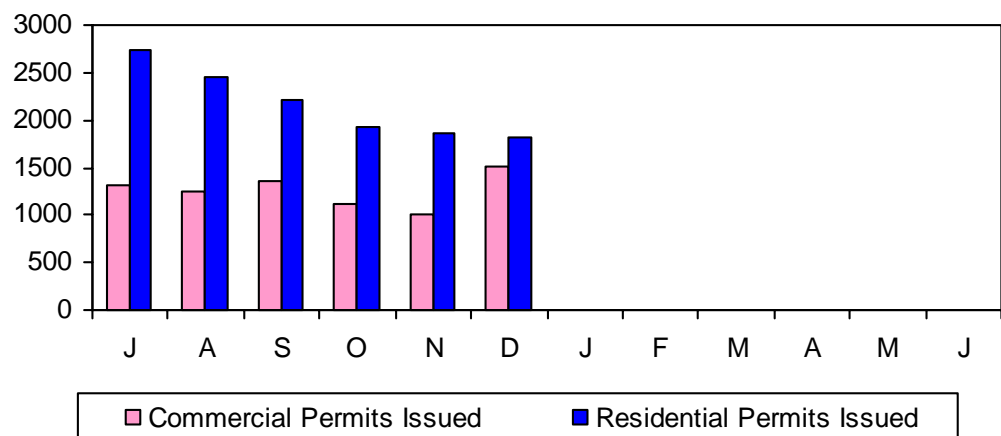


## Development Services — continued

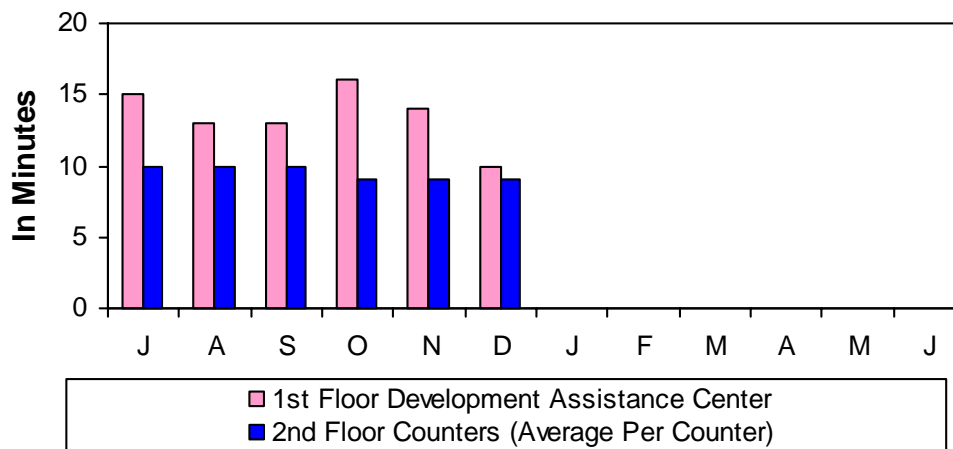
### Commercial / Residential Plans Logged In



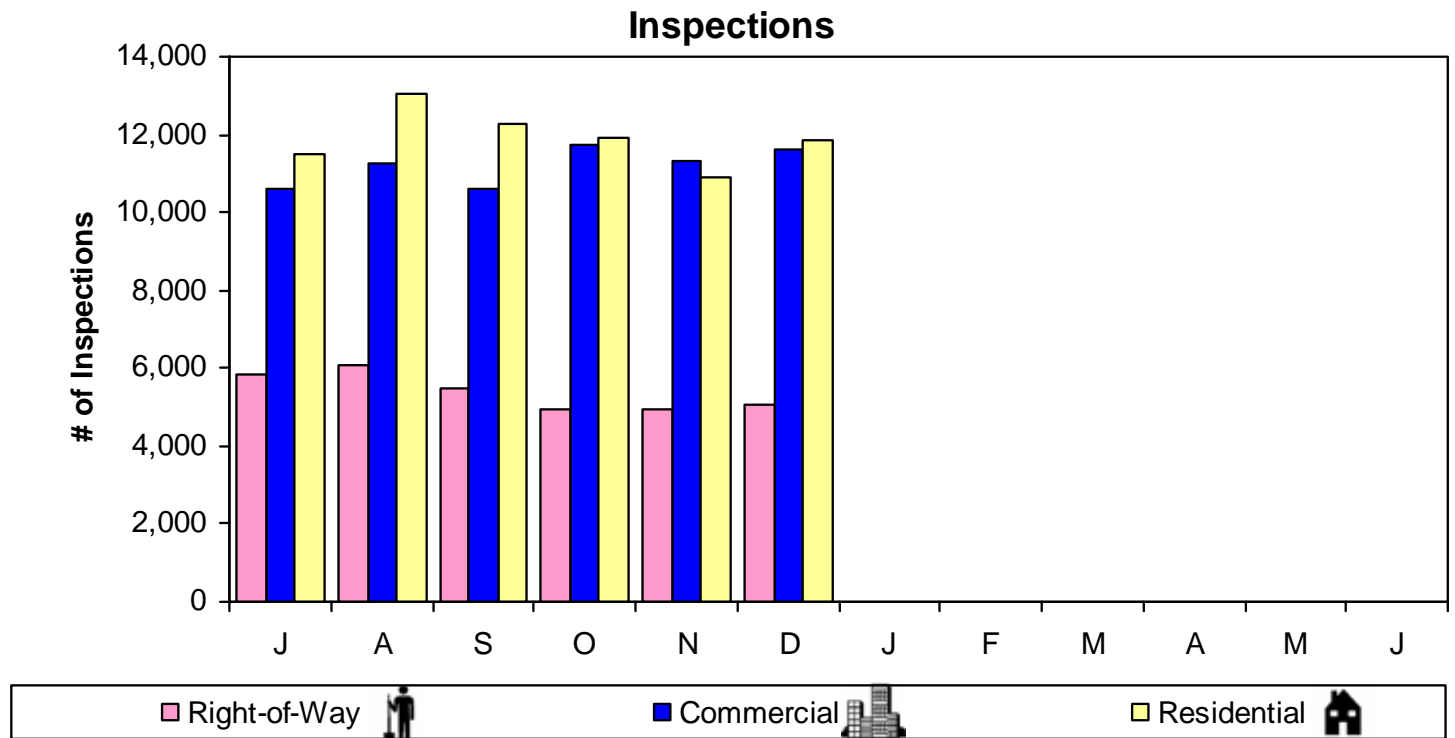
### Commercial / Residential Permits Issued



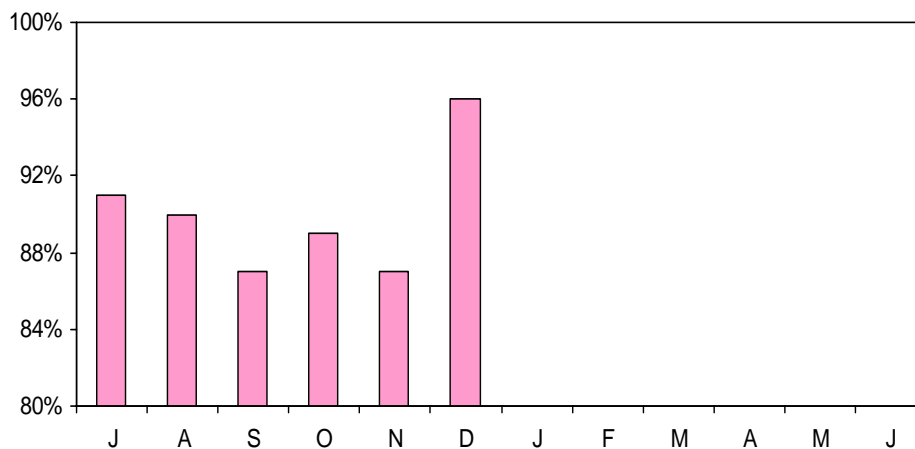
### Counter Service Wait Times



## Development Services — continued



**Percent of Inspections Performed on Scheduled Day**



**Development Services — continued**

Permits Issued in Impact Fee Areas		
Impact Fee Area	Residential	Commercial
Ahwatukee	18	12
Deer Valley	35	0
Desert View	21	10
Estrella	209	5
Laveen	357	4
North Gateway	77	20
<b>Total:</b>	<b>717</b>	<b>51</b>
Development Impact Fees Collected: \$962,571		

**Comments/Highlights**

2501 West Happy Valley Road – Lowe's Home Improvement  
148,104 square feet, valuation \$6.1 million

2501 West Happy Valley Road – Danny's Family Carwash  
73,148 square feet, valuation \$3 million

11222 North 16<sup>th</sup> Avenue – North Mountain Senior Community  
27,438 square feet, valuation \$2.1 million

Bell Road & 20<sup>th</sup> Street – Townhomes  
425,000 square feet, valuation \$13 million

2830 East Baseline Road – Hunter Ridge Condominiums  
215,760 square feet, valuation \$9.1 million

13<sup>th</sup> Street & Camelback Road – ABC Nissan, collision repair center  
41,029 square feet, valuation \$2.1 million

8220 North 23<sup>rd</sup> Avenue – Blue Cross Blue Shield of Arizona  
89,222 square feet, valuation \$9 million

3851 West Missouri Avenue – Sevilla West School  
23,379 square feet, valuation \$2.5 million

1805 East Sky Harbor Circle South – Consolidated Rental Car Facility, Avis Rent-a-Car  
10,692 square feet, valuation \$4.9 million

1805 East Sky Harbor Circle South – Consolidated Rental Car Facility, National - Alamo  
30,560 square feet, valuation \$7 million

1805 East Sky Harbor Circle South – Consolidated Rental Car Facility, Enterprise Rent-a-Car  
12,231 square feet, valuation \$2.2 million

**Development Services — continued****Comments/Highlights Cont.**

15620 North Clubgate Drive – Westin Vacation Club @ Kierland, building 7  
48,601 square feet, valuation \$4.6 million

15620 North Clubgate Drive – Westin Vacation Club @ Kierland, building 6  
69,120 square feet, valuation \$6.7 million

7620 South 42<sup>nd</sup> Street – City of Phoenix Fire Station #32  
15,000 square feet, valuation \$2 million

3316 East Baseline Road – Tutor Time  
15,308 square feet, valuation \$1.2 million

1550 East Camelback Road – Mel Clayton Ford, new showroom  
161,025 square feet, valuation \$12 million

500 South 15<sup>th</sup> Street – Adobe Air, truckwell remodel  
50,000 square feet, valuation \$1.1 million

32<sup>nd</sup> Street & Baseline Road – South Mountain Village Center  
82,743 square feet, valuation \$4 million

3577 West Electra Lane – Western Automatic Machining  
10,222 square feet, valuation \$1.1 million

15440 North 71<sup>st</sup> Street – Kierland, Landmark phase II  
21,262 square feet, valuation \$20 million

14<sup>th</sup> Street & Bell Road – Via Bellezza Townhomes  
326,165 square feet, valuation \$30 million